

All structures built hereafter shall meet the requirements for sewer and water facilities as set forth in Health Department Regulations, the Subdivision Ordinance and this Ordinance.

3-330 Waiver of Public Sewer Requirement

(Category 30) RC RA RR-2 V R-1 R-2 R-3 R-4 TH GA MDP C-1 C-2 C-3 CV I-1 I-2
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3-331 Waiver of Public/Central Water Requirement

(Category 30) RC RA RR-2 V R-1 R-2 R-3 R-4 TH GA MDP C-1 C-2 C-3 CV I-1 I-2
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7-500 Water and Sewer requirements and Central Water System Requirements.

7-501 Public water requirement.

Public water shall be required for:

1. all residential subdivisions, multifamily or townhouse development of 7 or more lots or units under the following circumstances:

A. Within the Bealeton, Marshall, New Baltimore, Opal, Remington and Warrenton and Catlett service districts except in those area designated as non-sewered and/or non-public water growth areas in the Comprehensive Plan.

B. Outside service districts in the R-1, R-2, RR-2 and V zones.

2. For commercial or industrially zoned properties located in the following service districts: Marshall

3C. The requirement for a public water system may be removed by special exception pursuant to Sections 5-3100.

~~7-502 Public sewer requirement.~~

~~Public sewer shall be required for all residential subdivisions, multifamily or townhouse development of 25 or more lots or units under the following circumstances:~~

~~A. Within the Bealeton, Marshall, New Baltimore, Opal, Remington and Warrenton service districts except in those areas designated as non-sewered and/or non-public water growth areas in the Comprehensive Plan.~~

~~B. Outside service districts in the R-1, R-2, RR-2 and V zones.~~

~~C. The requirement for a public sewer system may be removed by special exception pursuant to Sections 5-3000.~~

~~7-503 Central Water System Requirement~~

~~Whenever a public water system is not required, a freestanding central water system shall be designed and constructed to serve all lots within a subdivision of seven or more lots, unless a special exception is obtained in accordance with the terms of Section 5-3100 of this ordinance.~~

~~12-501~~In subdivisions in the RA and RC zones containing 25 or more lots, the required central water system shall be designed and constructed to provide adequate fire flows as determined by the Virginia Department of Health. In subdivisions in the RA and RC zones containing 25 or more lots, the required central water system shall be designed and constructed to provide adequate fire flows as determined by the Virginia Department of Health~~12-612~~. Existing and proposed water and sanitary sewer facilities indicating all pipe sizes, types and grades and where connection is to be made to an existing or a proposed central water or sewer system.

~~12-612-3~~. When central water and/or sewer systems having sufficient capacity either exist or are proposed within a reasonable distance of the area of the site plan, provisions shall be made to connect to the system.

~~12-612-5~~ Where a development is to be served by central water and/or sewerage, the availability of connections adequate to serve the proposal shall be reserved by the developer, and fees required therefore paid and any agreements required by the provider of such services executed prior to site plan approval. Payment in full for such connections, or other arrangements acceptable to the provider of services shall be made prior to issuance of a building permit.

~~12-612-6~~ The cost of providing reasonable and necessary sewerage, water, and other drainage facilities, located outside the property limits of the land owned or controlled by the subdivider or developer but necessitated or required, at least in part, by construction or improvements in his subdivision or development, shall be in accordance with Section 15.1-466(j) of the Code of Virginia.